

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2022

General Information	
County Name	Ripley

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Aaron Shelhamer	8124547324	aaron.shelhamer@tylertech.com	Tyler Technologies

Sales Window	1/1/2020 to 12/31/2021
If more than one year of sales were used, was a time adjustment applied? NO	<p>If no, please explain why not.</p> <p style="color: red;">Time adjustments were not applied as the 2020 sales still represented the current market and a lack of paired sales to determine time adjustments.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

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Groupings
<p>Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.</p> <p>**Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</p>
<p>Res Imp: Jackson and Laughery townships were grouped together: These townships are all rural/residential areas that adjoin each other and have similar location appeal. These areas have similar desirability and economic factors. Only slight differences in sales prices are occurring within these areas.</p> <p>Commercial Improved: We grouped Commercial and Industrial properties together (this includes the Commercial Vacant and Industrial Vacant). The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.</p>

AV Increases/Decreases
<p>If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.</p> <p>PCC=Property Class Change</p>

Property Type	Townships Impacted	
Commercial Improved	Adams	2 Parcels PCC, New Construction 69-07-17-100-029.000-004, New Construction 69-01-32-400-032.000-001, New Construction 69-07-17-111-041.000-004, New Construction 69-02-27-443-011.001-002, New Construction 69-01-32-100-003.002-001, New Construction
	Brown	PCC 69-17-20-400-015.002-005 New Construction

	<p>Center</p> <p>Delaware</p> <p>Jackson</p> <p>Otter Creek</p> <p>Shelby</p>	<p>PCC 69-10-27-100-001.008-006 69-10-22-221-049.000-007, Data Changes 69-10-22-221-050.000-007, Data Changes 69-10-15-333-050.000-007, Data Changes 69-10-27-100-001.007-006, New Construction 69-10-22-400-037.002-007, New Construction</p> <p>69-10-04-200-004.000-008, New Construction</p> <p>PCC 69-05-29-221-041.000-012 PCC 69-05-29-224-007.006-012 69-05-29-500-009.000-011, New Construction</p> <p>PCC 69-12-10-111-045.000-019 PCC 69-12-10-111-046.000-019</p> <p>PCC 69-18-04-400-012.001-020 69-19-01-100-001.005-020, Data Changes</p>
<p>Commercial Vacant</p>	<p>Brown</p> <p>Jackson</p> <p>Johnson</p> <p>Laughery</p> <p>Otter Creek</p>	<p>PCC 69-17-17-100-011.000-005 PCC 69-17-20-400-015.002-005 PCC 69-17-20-444-016.000-005</p> <p>PCC 69-05-29-221-041.000-012</p> <p>PCC 69-13-13-200-005.001-014 PCC 69-13-13-200-005.004-014</p> <p>PCC 69-02-20-332-091.000-017 PCC 69-06-06-100-003.000-015</p> <p>69-12-10-111-046.000-019 69-12-10-111-045.000-019</p>

Industrial Improved	Brown	69-14-36-100-004.001-005, Data Changes	
	Washington	69-08-30-100-057.009-022, Data Changes	
Industrial Vacant	Industrial Vacant	Adams	PCC 69-07-08-100-001.001-004

Residential Improved	Adams	45 Parcels PCC ,Cost Table Updates, New Construction, Trending
	Brown	4 Parcels PCC, Cost Table Updated, New Construction, Trending
	Center	9 Parcels PCC, Cost Table Updates, New Construction, Trending
	Delaware	7 Parcels PCC, Cost Table Updates, New Construction, Trending
	Franklin	11 Parcels PCC, Cost Table Updates, New Construction, Trending
	Jackson	4 Parcels PCC, Cost Table Updates, New Construction, Trending
	Laughery	23 Parcels PCC, Cost Table Updates, New Construction, Trending
	Otter Creek	6 Parcels PCC, Cost Table Updates, New Construction, Trending
	Shelby	10 Parcels PCC, Cost Table Updates, New Construction, Trending
	Washington	43 Parcels PCC, Cost Table Updates, New Construction, Trending

Residential Vacant	Brown	3 Parcels PCC
	Delaware	3 Parcels PCC
	Washington	8 Parcels PCC

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

Sections of Adams, Brown, Center, Delaware, Franklin, Jackson, Johnson, Laughery, Otter Creek, Shelby and Washington were part of Phase 4.
 Several parcels did not have updated review years in the cama system. These where not discovered until the 2021 review year. To make sure everything was reviewed they where added to review year 2021.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order is created for each cyclical reassessment phase.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

We use an effective age calculator to determine effective ages if changes are needed.

Major property class groups (ComImp, IndImp, ResImp) had increases in value this year. This was due to the following factors', cost table updates, trending factor changes, larger than normal new construction counts.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that did not have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.